

ORIGINAL

LEASE

between

Piedmont Manufacturing Company, by S. M. Beattie, President and Treasurer,

and

THE UNITED STATES OF AMERICA

1. This Lease, made and entered into this 31st day of December, in the year one thousand nine hundred and forty-five, by and between Piedmont Manufacturing Company, by S. M. Beattie, President and Treasurer, whose address is Piedmont, Greenville County, South Carolina, for itself, its successors and assigns, hereinafter called the Lessor, and the United States of America hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Government the following described premises, viz:

All that certain room, 36' by 55', providing 1,740 square feet of floor space, net, inside measurements, on the first floor, of the two-story, brick premises, situated on the east side of Main Street, (Community Building), in Piedmont, Greenville County, South Carolina, to be used exclusively for the following purposes: As and for a post office in Piedmont, Greenville County, South Carolina.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning April 16, 1945, and ending with April 15, 1955; ten years in all.

4. The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by any one other than the Government, such sublessee, and the agents and servants of the Government, or of such sublessee.

5. Paragraph marked out.

6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following: The Lessor shall pay all taxes and water rates, and shall have this lease duly recorded, and shall properly protect all windows in the workroom by good locks/according to requirements. The Lessor shall furnish heating and lighting fixtures, plumbing and toilet facilities, and electric meter, all as now installed in the demised premises; satisfactory heat and water. The Lessor shall keep all items furnished under this paragraph in good repair and proper condition to the satisfaction of the Government, except in case of damage arising from the act or the negligence of the Government's agents or employees.

7. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs to the building.

8. The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions, or structures so placed in or upon or attached to the said premises shall be and remain the property of the